



**AGENDA**  
**COLUMBUS BOARD OF ZONING APPEALS**  
**TUESDAY, MAY 26, 2015, 6:30 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**  
**123 WASHINGTON STREET**  
**COLUMBUS, INDIANA**

**ROLL CALL**

**OLD BUSINESS REQUIRING BOARD ACTION**

None

**NEW BUSINESS REQUIRING BOARD ACTION**

**Public Hearing**

- A. C/CU-15-06: Central States Towers** – A request by John Marcelletti for conditional use approval per Zoning Ordinance Section 6.8(A)(2)(Table 6.5) to allow the installation a new telecommunications facility in an AP (Agriculture: Preferred) zoning district. The property is located at 1310 Tellman Road, in Columbus Township.

**Public Hearing**

- B. C/DS-15-05: Toyota TSUSHO** – A request by Toyota TSUSHO America for a development standards variance from Zoning Ordinance Section 8.1(C)(2) to waive the requirement to install Area #2 – Parking Lot Interior landscaping. The property is located at 5560 South 175 West, in the City of Columbus.

**Public Hearing**

- C. C/UV-15-01: Royalty Athletics** – A request by Royalty Athletics for a use variance from Zoning Ordinance Section 3.24(A) to allow an instructional center (cheerleading training facility) to locate in an I-2 (Industrial: General) zoning district. The property is located at 1622 Southpark Court, in the City of Columbus.

**FINDINGS OF FACT**

C/CU-15-02: Bartholomew County Humane Society  
C/CU-15-04: Comprehensive Foot & Ankle Center

**APPROVAL OF MINUTES**

Minutes of the April 28, 2015 meeting

**DISCUSSION**

Zoning Ordinance Amendment Project Discussion

## HEARING OFFICER APPROVALS

**B/DS-15-05: Jeffrey Shelton** – A request by Jeffery Shelton for development standards variances from Zoning Ordinance Section 3.5(C) to allow (1) a side setback of 7.5 feet along the north property line, 22.5 feet less than the required 30 foot minimum for a primary structure and (2) a side setback of 7.5 feet on the south property line, 22.5 feet less than the required 30 foot minimum for a primary structure. The property is located on Hawk Court approximately 430 feet north of 200 South, in Rockcreek Township.

**C/DS-15-04: Progressive Tool & Machine** – A request by Progressive Tool & Machine for a development standards variance from Zoning Ordinance Section 3.24(B) to allow a lot that is being reconfigured to be 31,040 square feet, 12,520 square feet less than the 1 acre (43,560 square feet) minimum lot size in an I-2 (Industrial: General) zoning district. The property is located at 3620 Commerce Drive, in the City of Columbus.

**C/CU-15-05: Dawn Palmer** – A request by Dawn Palmer for conditional use approval per Zoning Ordinance Section 3.20(B) for a secondary dwelling above a commercial space in a CC (Commercial: Community) zoning district. The property is located at 1735 Central Avenue, in the City of Columbus.

## ADJOURNMENT

THE BOARD OF ZONING APPEALS MEETING IS WHEELCHAIR ACCESSIBLE. IF YOU SHOULD REQUIRE ANY ADDITIONAL ACCOMMODATION, PLEASE CONTACT THE PLANNING DEPARTMENT PRIOR TO THE TIME OF THE MEETING.